

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JUNE 6, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**  
**REZONING**

ZON-20397 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: LUIS ROJAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**2**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**2**

**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – Support letter and petition by Attorney Stephanie Allen for Items 103-106
6. Backup referenced from the 04-12-07 Planning Commission Meeting Item 66

Motion made by GARY REESE to Approve Subject to Conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-None); (Excused-None)

NOTE: MAYOR GOODMAN abstained due to his personal relationship with ATTORNEY STEVEN STEIN.

NOTE: COUNCILMAN WOLFSON disclosed he owns a piece of property within the notification area, at 601 South 7th Street, but since his property will not be affected by value any different than any other property owners, he will vote on the item.

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## Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 103-106 and declared his abstention.

ATTORNEY STEVEN STEIN, 520 South 4th Street, appeared with LUIS ROJAS, his law partner, and DEAN BRYAN, the architect and builder. ATTORNEY STEIN stated the proposal is for a law office and explained the purpose for each office.

COUNCILMAN WOLFSON verified that the building would not have underground parking, rather the parking would be the first floor of the proposed building.

ATTORNEY STEIN added they will be providing parking for all employees with two additional spaces for clients. Additionally, a metered parking lot is also available within walking distance from the proposed law office. He stated the building would be a significant investment and would be a beautiful addition to downtown. He submitted a support letter and support petition. ATTORNEY STEIN was amenable to a condition that the first floor containing the parking will not be used for offices as long as the building stands as proposed.

MAYOR PRO TEM REESE expressed concern with the requested zero-foot setback variance on the south side. ATTORNEY STEIN responded that the variance was needed for the parking.

JANET WHITE, Las Vegas resident and a member of the Historic Preservation Commission, explained that this item is not being reviewed by the Commission because the historic area around the school has not officially been designated as an historic district. The proposed building has nothing in common with existing historical architecture found in the neighborhood.

MARGO WHEELER, Director of Planning and Development Department, explained it is in a national historic district and not a local designated district. By Title 19 only those properties in the local historic district are required to go before the Historic Preservation Commission.

ARCHIE McCRORY, 524 South 9th Street, expressed concern with future parking problems due to the parking variance. He noted that the applicant's adjacent property owner had been denied due to the parking variance. MR. McCRORY submitted an opposition letter. He asked the City Council deny the applications and maintain the integrity of the existing neighborhood.

COUNCILMAN WOLFSON asked MS. WHEELER the reason for the parking being based on the 5,376 square feet when the space that will be occupied is 4,400 square feet. MS. WHEELER replied that parking standards in the City are based upon gross square footage. Unless the space is physically uninhabitable, all of the square footage is counted towards the parking standard. This includes the storage area.

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MS. WHEELER verified for MAYOR PRO TEM REESE that the federal historic designation was made in 1991.

COUNCILWOMAN TARKANIAN stated she loves history and the historical district and feels that the proposed project with its clean architectural lines will fit in this neighborhood.

MAYOR PRO TEM REESE pointed out that the City Council has allowed variances and different types of architecture in this area. The proposed building's design is unique and hopefully will fit in at this location. He asked that mature landscaping be installed. He agreed that parking is a problem downtown and that is why he requires that developers have their employees park off-site. In the future more signalizations have to be installed.

COUNCILMAN WOLFSON emphasized and encouraged investment in this area and noted this particular area buildings are a variety of styles.

MAYOR PRO TEM REESE declared the Public Hearing closed on Items 103-106

